

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** John Rayson, 954.566.8855

**PREPARED BY:** Lauren Rice

**SUBJECT:** Resolution

**AFFECTED DISTRICT:**

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** UTILITY EASEMENT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA GRANTING AN EASEMENT FROM THE TOWN OF DAVIE TO COMCAST CABLE COMMUNICATIONS AND FLORIDA POWER & LIGHT FOR THE INSTALLATION OF UNDERGROUND UTILITIES.

**REPORT IN BRIEF:** The Town of Davie proposes to grant Comcast and FPL a facilities easement for a portion of property located at 4700 Davie Road in order to install underground utilities. Nob Hill Partners, Inc. will pay for the lines to be installed and the Davie CRA is reimbursing Nob Hill for the work.

**PREVIOUS ACTIONS:**

**CONCURRENCES:**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

If yes, expected cost: \$

Account name and number:

If no, amount needed: \$

Additional Comments:

**RECOMMENDATION(S):** Motion to approve resolution

**Attachment(s):** Resolution, Facilities Easement (Comcast), legal description, sketch,  
Easement (FPL), legal description, sketch

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA GRANTING AN EASEMENT FROM THE TOWN OF DAVIE TO COMCAST CABLE COMMUNICATIONS AND FLORIDA POWER & LIGHT FOR THE INSTALLATION OF UNDERGROUND UTILITIES.

**WHEREAS**, The Town of Davie owns property at 4700 Davie Road with existing overhead utilities; and

**WHEREAS**, the Davie Community Redevelopment Agency feels that burying these overhead lines will present a better view of the property and will make the area safer; and

**WHEREAS**, the facilities easements are legally described in accordance with the sketches and legal descriptions attached hereto; and

**WHEREAS**, granting the facilities easements will allow Comcast and FPL to access the property and install underground utilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF THE TOWN DAVIE, FLORIDA, AS FOLLOWS:**

**SECTION 1:** The Town of Davie grants and Comcast and Florida Power & Light accept the facilities easement agreements.

**SECTION 2:** This resolution shall take effect immediately upon its passage and adoption.

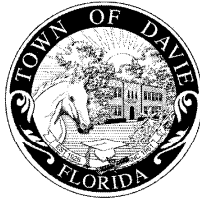
PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010

\_\_\_\_\_  
MEMBER  
ATTEST:

MAYOR / COUNCIL

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010



COMMUNITY REDEVELOPMENT AGENCY

3921 SW 47<sup>TH</sup> AVE., SUITE 1008 • DAVIE, FLORIDA 33314-3399  
PHONE: 954.797.2093 • FAX: 954.797.1200 • WWW.DAVIE-FL.GOV

## Memorandum

TO: John Rayson, Town Attorney

FROM: Will Allen, Redevelopment Administrator *Will Allen*

SUBJECT: Easement To FPL And Comcast Across Town Property At 4700  
Davie Road

DATE: December 21, 2009

Attached are two easement agreements, one for FPL and the other for Comcast, which are needed from the Town of Davie so that the existing overhead utilities can be buried. The Davie CRA feels that burying these lines will be safer and present a better view of the property in the future. While Nob Hill Partners, Inc. is paying for the lines the CRA is reimbursing them for this work to the tune of about \$500,000. A sketch of the description shows that the easement is 7.00 feet wide and widens out to 10.00 feet. The 7.00 feet is under the porch of the building at 4700 Davie Road which is owned by the Town of Davie.

I am passing this request on to you to hopefully handle at the Town Council level. I've been involved in the burying of the utilities but this is not really a CRA matter. Let me know if I can be of assistance in having this matter brought forward to Town Council and let me know when the matter is scheduled.

cc: Gary Shimun, Town Administrator  
Harvey Mattel, Nob Hill Partners, Inc.  
Giovanni Moss, Housing & Community Development Director

**This Instrument Prepared By:**  
**Leonard Maxwell- Newbold**  
**Comcast Cable Communications, LLC**  
**2501 Southwest 145<sup>th</sup> Avenue**  
**Miramar, Florida 33027**  
**954.447.8405**

### **FACILITIES EASEMENT AGREEMENT**

THIS FACILITIES EASEMENT AGREEMENT ("Agreement") is made and entered into this 18 day of December 2009 (the "Effective Date") by and between Town of Davie, with offices at 6591 Orange Drive, Davie, Florida 33314, ("Grantor"), and Comcast Cable Communications, LLC, a Florida Limited liability company, with offices at 2501 Southwest 145<sup>th</sup> Avenue, Miramar, Florida 33027 ("Grantee").

#### **Recitals**

- A. Grantor is the fee owner of certain real property located in the Town of Davie, County of Broward, State of Florida, as more particularly shown on Exhibit A attached hereto and incorporated herein by reference (the "Property").
- B. Grantee has installed or plans to install underground communications, broadband, cable television system or other similar facilities, (the "Facilities") on a portion of the Property, as more particularly shown on Exhibit B attached hereto and incorporated herein by reference (the "Easement Area").
- C. Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a permanent, non-exclusive easement over, across, under and through the Easement Area for access to, and the installation, construction, operation, maintenance, repair, reconstruction, replacement, or removal of the Facilities, and over and across the Property for pedestrian and vehicular access and ingress to and egress from the Easement Area.

NOW, THEREFORE, in consideration of the recitals set forth above, the mutual promises hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

#### **Easement**

- 1. Grantor hereby grants and conveys to Grantee a perpetual, non-exclusive easement and right of way over, across, under, and through the Easement Area, together with a non-exclusive easement and right of way over, across, under, and through those portions of the Property as are reasonably necessary for Grantee to access the Facilities and

perform such installation, construction, operation, maintenance, repair, reconstruction, replacement, or removal of the Facilities, whether by pedestrian or vehicular access.

2. The easement granted herein is for the purpose of allowing Grantee's employees, agents, and contractors to access, install, construct, operate, maintain, repair, reconstruct, replace or remove the Facilities, and Grantee shall not use the Easement Area for any other purpose.
3. Grantee shall have access to the Easement Area 24 hours a day, 7 days a week.
4. Repair of Damage. Grantee shall promptly repair any damage to the Easement Area, the Property, or the Grantor Improvements caused by the exercise of Grantee's rights granted under this Agreement.
5. Relinquishment. In the event that Grantee, in its sole discretion, determines that Grantee no longer needs the Easement Area, Grantee may relinquish the rights granted to it under this Agreement by quit-claiming Grantee's interest in the Easement Area to Grantor. Upon such relinquishment, Grantee may, at its option, leave in place all underground Facilities installed on the Easement Area, or may remove the same and repair and restore any damage to the Easement Area and the Property caused by such removal.
6. Notices. All notices, demand, requests or other communications given under this Agreement shall be in writing and be given by personal delivery, certified mail, return receipt requested, or nationally recognized overnight courier service to the address set forth below or as may subsequently in writing be requested.

If to Town of Davie (Grantor):

6591 Orange Drive  
Davie, Florida 33314  
Attn.: Town Attorney

If to the Comcast Cable (Grantee):

2501 Southwest 145<sup>th</sup> Avenue  
Miramar, Florida 33027  
Attn.: Leonard Maxwell-Newbold, Regional Permit Administrator

With a copy to:

Comcast Cable Communications, LLC  
1500 Market Street  
Philadelphia, PA 19102  
Attn: General Counsel

Delivery of any notice shall be deemed to be effective on the date of personal delivery, on the date set forth on the return receipt of registered or certified mail, or on the next

business date of delivery to a nationally recognized overnight courier service, as the case may be.

7. Miscellaneous. This Agreement constitutes the entire agreement between Grantor and Grantee with respect to the subject matter hereof, and there are no oral or other agreements existing between Grantor and Grantee with respect to the subject matter hereof which are not expressly set forth in this Agreement. This Agreement may be amended, revised, waived, discharged, released or terminated only by a written instrument executed by both parties hereto. All of the provisions of this Agreement, shall be binding upon and inure to the benefit of Grantor, Grantee and their respective successors and assigns. The easement granted herein shall run with the land and burden the Property. This Agreement shall be governed by the laws of the state in which the Property is located. This Agreement may be executed in counterparts, each of which (or any combination of which) when signed and delivered by all of the parties shall be deemed an original, but all of which when taken together shall constitute one agreement.

**THIS SPACE IS INTENTIONALLY LEFT BLANK**

**SIGNATURE PAGES TO FOLLOW**



IN WITNESS WHEREOF, Grantor and Grantee have executed this Facilities Easement Agreement as of the day and year first written above.

WITNESSES:

TOWN OF DAVIE

\_\_\_\_\_  
Witness Signature

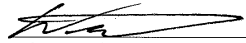
By: \_\_\_\_\_  
Name: Judy Paul  
Title: Mayor

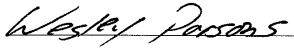
\_\_\_\_\_  
Print Name of Witness


\_\_\_\_\_  
Witness Signature

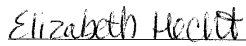
\_\_\_\_\_  
Print Name of Witness

WITNESSES:


  
Witness Signature

  
Print Name of Witness

  
Witness Signature

  
Print Name of Witness

COMCAST  
CABLE COMMUNICATIONS, LLC

By: 

Name: Thomas P. Autry

Title: Vice President of Operations

[illegible]

My Commission Expires: \_\_\_\_\_  
Notary Public

( ) Person or Persons signing document personally known to me

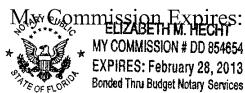
( ) Person or Persons signing document provided the following form of identification:

6

**Notarial Acknowledgement**

STATE OF FLORIDA                    )  
                                                          )SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2009, by Leonard Maxwell-Newbold, Regional Permit Administrator for Comcast Cable Communications, LLC who is personally known to me or who has produced identification as shown.



Elizabeth Hecht  
Notary Public

My Commission No: \_\_\_\_\_

Elizabeth Hecht  
Print Name of Notary Public

- ☒ Person or Persons signing document personally known to me  
☐ Person or Persons signing document provided the following form of identification:

Type: \_\_\_\_\_  
Serial No: \_\_\_\_\_

**Exhibit "A"**  
**Legal Description of Property**

LOT 5, PALM GARDEN PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

**Exhibit "B"**  
**Legal Description of Easement**

ATTACHED

4341 S.W. 62nd Avenue  
Davie, Florida 33314



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

Tel. (954) 585-0997  
Fax (954) 585-3927

RECORDING AREA

**LEGAL DESCRIPTION OF:  
A FLORIDA POWER & LIGHT COMPANY EASEMENT**

A PORTION OF LOT 5,  
PALM GARDEN PARK UNIT 2  
P.B. 8, PG. 4, B.C.R.  
LYING IN SECTION 26-T50S-R41E  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 5, PALM GARDEN PARK, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHWESTERLY CORNER OF PARCEL A, "DOWNTOWN DAVIE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF DAVIE ROAD (S.W. 64th AVENUE) AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86015-2506;

THENCE NORTH 88°15'06" EAST, ALONG THE MOST SOUTHERLY LINE OF SAID PARCEL A, AND THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE 7.00 FEET EAST OF AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF DAVIE ROAD;

THENCE SOUTH 01°41'16" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 54.00 FEET TO A POINT ON A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH SAID MOST SOUTHERLY LINE OF PARCEL A;

THENCE NORTH 88°15'06" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 3.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF DAVIE ROAD;

THENCE SOUTH 01°41'16" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 76.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, PALM GARDEN PARK, UNIT 2;

THENCE SOUTH 88°15'06" WEST, ALONG SAID SOUTH LINE OF LOT 5, PALM GARDEN PARK, UNIT 2, A DISTANCE OF 10.00 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF DAVIE ROAD;

THENCE NORTH 01°41'16" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF DAVIE ROAD, A DISTANCE OF 130.00 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 1,138 SQUARE FEET (0.026 ACRES), MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. AND WAS BASED ON:
  - A. STONER AND ASSOCIATES, INC. PROJECT NO. 07-6998
  - B. FDOT R/W MAP SECTION 86015-2506
  - C. INSTRUCTIONS PER TOWN OF DAVIE OFFICIAL.
4. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01°41'16" WEST, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

**WALTER DE LA ROCHA** *Walter De La Rocha*  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.  
COPYRIGHT © 2009

DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
10/20/09	WDLR	RGC	N/A

**SEAL**

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 09-7359  
FPL 6591 ORANGE

DATE: Oct 20, 2009 - 1:36pm EST  
FILE: F:\Draw\Town of Davie\09-7359 FPL Easements 6591 Orange D-7140 Davie Rd.dwg\09-7359 FPL 6591 Orange.dwg

4341 S.W. 62nd AVE.  
Davie, Florida 33314



# STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey  
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

## SKETCH OF DESCRIPTION OF: A FLORIDA POWER & LIGHT COMPANY EASEMENT

A PORTION OF LOT 5,

PALM GARDEN PARK UNIT 2

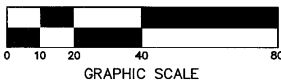
P.B. 8, PG. 4, B.C.R.

LYING IN SECTION 26-T50S-R41E

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

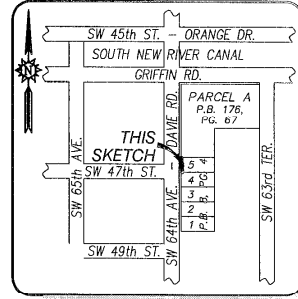


SCALE: 1" = 40'



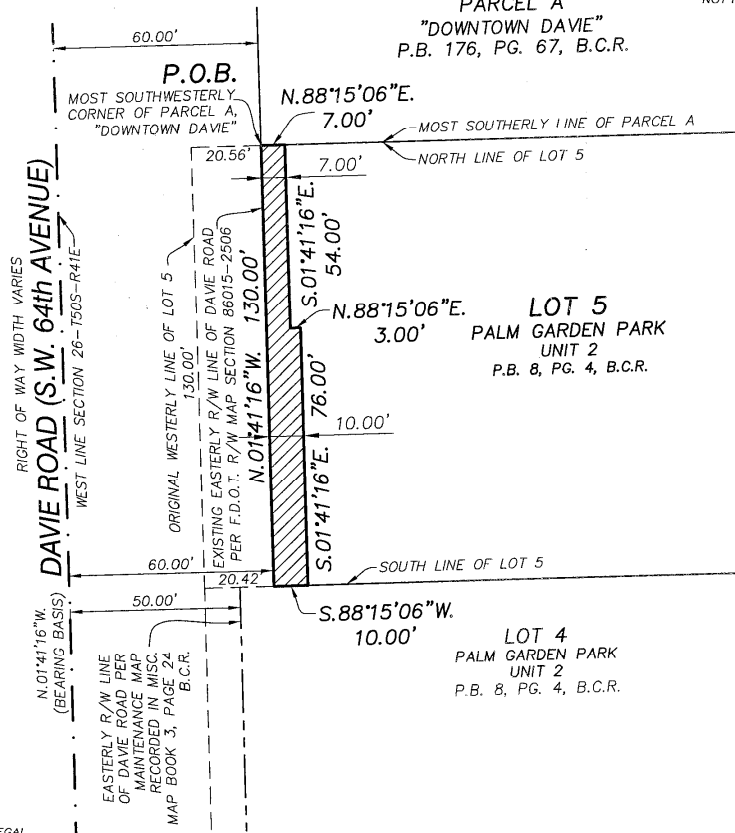
### LEGEND:

P.B. .... PLAT BOOK  
PG. .... PAGE  
B.C.R. .... BROWARD COUNTY RECORDS  
P.O.C. .... POINT OF COMMENCEMENT  
P.O.B. .... POINT OF BEGINNING  
T50S .... TOWNSHIP 50 SOUTH  
R41E .... RANGE 41 EAST  
R/W .... RIGHT-OF-WAY  
C .... CENTERLINE  
F.D.O.T. .... FLORIDA DEPARTMENT  
OF TRANSPORTATION



LOCATION MAP

NOT TO SCALE



NOTE:  
SEE SHEET 1 FOR THE LEGAL  
DESCRIPTION OF THE SKETCH  
GRAPHICALLY SHOWN HEREON.

SHEET 2 OF 2 SKETCH NO. 09-7359  
FPL 6591 ORANGE

DATE: Oct 20, 2009 - 1:34pm EST FILE: F:\Draw\Town of Davie\09-7359 FPL Easements 6591 Orange Dr-4740 Dave Rd\dwg\09-7359 FPL 6591 Orange.dwg



Work Request No.

Sec., Twp , Rge E

Parcel

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

## EASEMENT

This Instrument Prepared By

Name: Steven Benyard  
Co. Name: Florida Power & Light  
Address: 4000 Davie Road Ext  
Hollywood, fl 33024

Reserved for Circuit Court

See attached Exhibit A (attached hereto and incorporated by reference)("Easement Area")

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 2009.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
Town of Davie

By: \_\_\_\_\_  
(Grantor's signature)

Print Name: Judy Paul, Mayor

Print Address: 6591 Orange Drive

Davie, Florida 33314

STATE OF FLORIDA AND COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_, and \_\_\_\_\_ respectively the \_\_\_\_\_ grantor and Secretary of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of said corporation, who are personally known to me or have produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_

4341 S.W. 62nd Avenue  
Davie, Florida 33314



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P.B. 8, PG. 4, B.C.R.  
LYING IN SECTION 26-T50S-R41E  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

EXHIBIT A

**LEGAL DESCRIPTION**

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**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. AND WAS BASED ON:
  - A. STONER AND ASSOCIATES, INC. PROJECT NO. 07-6998
  - B. FDOT R/W MAP SECTION 86015-2506
  - C. INSTRUCTIONS PER TOWN OF DAVIE OFFICIAL.
4. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 01°41'16" WEST, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

**WALTER DE LA ROCHA**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

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COPYRIGHT © 2009

DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
10/20/09	WDLR	RGC	N/A

**SEAL**

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 09-7359  
FPL 6591 ORANGE

DATE: Oct 20, 2009 - 1:34pm EST FILE: F:\Draw\Town of Davie\09-7359 FPL Easements 6591 Orange D:\7140 Davie Rd\dwg\09-7359 FPL 6591 Orange.dwg

4341 S.W. 62nd AVE.  
Davie, Florida 33314



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

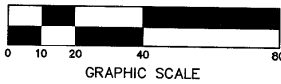
Tel. (954) 585-0997  
Fax (954) 585-3927

RECORDING AREA

**SKETCH OF DESCRIPTION OF:  
A FLORIDA POWER & LIGHT COMPANY EASEMENT**  
A PORTION OF LOT 5,  
PALM GARDEN PARK UNIT 2  
P.B. 8, PG. 4, B.C.R.  
LYING IN SECTION 26-T50S-R41E  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

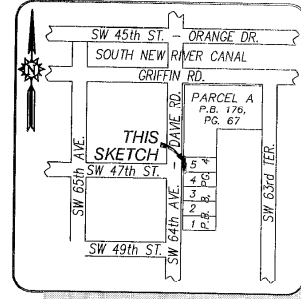


SCALE: 1" = 40'

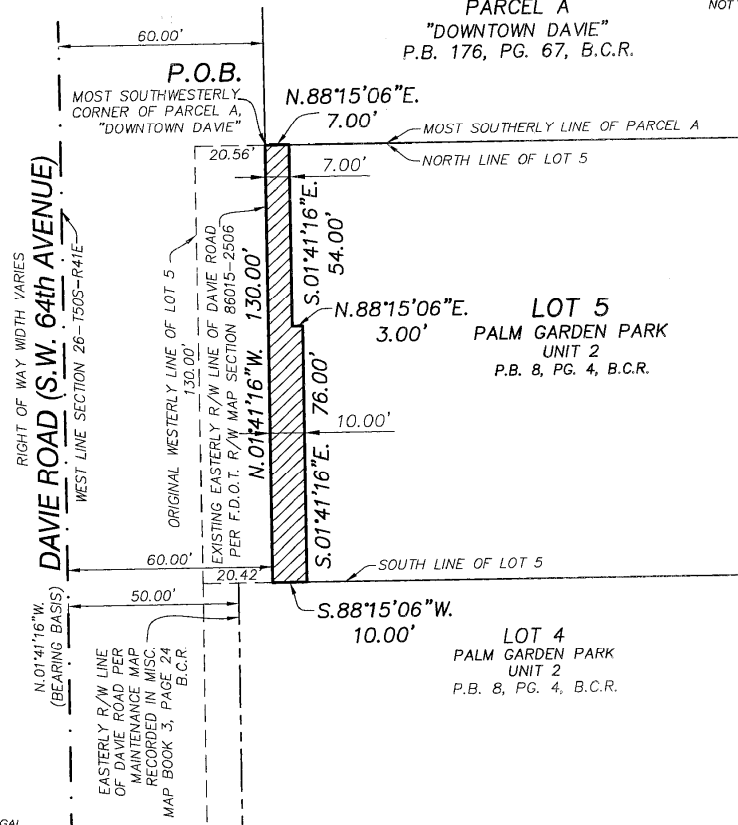


**LEGEND:**

P.B. .... PLAT BOOK  
PG. .... PAGE  
B.C.R. .... BROWARD COUNTY RECORDS  
P.O.C. .... POINT OF COMMENCEMENT  
P.O.B. .... POINT OF BEGINNING  
T50S .... TOWNSHIP 50 SOUTH  
R41E .... RANGE 41 EAST  
R/W. .... RIGHT-OF-WAY  
C. .... CENTERLINE  
F.D.O.T. .... FLORIDA DEPARTMENT OF TRANSPORTATION



**LOCATION MAP**  
NOT TO SCALE



NOTE:  
SEE SHEET 1 FOR THE LEGAL  
DESCRIPTION OF THE SKETCH  
GRAPHICALLY SHOWN HEREON.

SHEET 2 OF 2 SKETCH NO. 08-7359  
FPL 6591 ORANGE

DATE: Oct 20, 2009 - 1:34pm EST FILE: F:\Draw\Town of Davie\08-7359 FPL Easements 6591 Orange Dr-1740 Davie Rd.dwg\08-7359 FPL 6591 Orange.dwg